

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Platteville Housing Authority</u> PHA Code: <u>WI 208</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>1/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>128</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the City of Platteville, Wisconsin, in the County of Grant operates the Section 8 Housing Rental Assistance Program. Our mission is to assist in the expansion of rental housing opportunities for the handicapped, the elderly, and the disadvantaged, low-income, very low-income and extremely low-income individuals. The Platteville Housing Authority will also promote affordable, safe, and sanitary housing conditions, economic opportunity and a suitable living environment, free from discrimination.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. GOALS: The goals of the Platteville Housing Authority are to promote fair housing and the opportunity for the handicapped, the elderly, the disadvantaged, low-income, very low-income and extremely low-income individuals and families of all ethnical backgrounds to experience freedom of housing choice. By offering quality of service, integrity, and continued cooperation, the Platteville Housing Authority would like to encourage private property owners to increase rental opportunities to all applicants of the Section 8 Housing Program. To increase our high quality of rental housing inspections, to provide decent, safe, and sanitary housing for all low income clients while allowing them to maintain their rent payments at an affordable level and to pay fair and reasonable rents. The Platteville Housing Authority, plans to lease up as many Housing Choice Vouchers available, within the contracted budget, to those that are most needy as verified by the HA waiting list. The Platteville Housing Authority will work continuously to improve and maintain a high level of accuracy in calculating rents and use the EIV System and other methods to locate possible fraud in client income reporting. By complying with all current Federal regulations and HUD requirements, the PHA would like to achieve a high performance score on all SEMAP reports. The Platteville HA would like to develop ways to utilize monies in a more cost efficient manner and to assist the City of Platteville's local economy by increasing the occupancy rate and the amount of money flowing into the community. The Platteville HA would like to expand the assistance area to include a 5 miles radius outside the city limits of Platteville. And lastly to administer an efficient, high-performing agency through continuous improvement of the PHA's support systems and commitment to our employees and their development. PROGRESS: Platteville Housing Authority has experienced a large adjustment in the past two years, and the progress made for this PHA is based on information for that time frame. Since November of 2007, the PHA per cent of units leased has increased from 71.88% to 82.81% more than a 10% increase and presently based on tight budget constraints. The Platteville Housing Authority has conducted several workshops for Platteville landlords. These outreach efforts have increased the potential for new rental units and contributed to an excellent working relationships between city landlords and housing authority personnel. All of the Platteville Housing Authority inspections are conducted within 365 days of previous inspections as well as reporting annual certifications and achieving high scores on the monthly delinquency report in PIC. The Platteville HA has continued to provide material and information that has assisted in the expansion of family opportunities which have addressed educational, socioeconomic, recreation, and other social services. In conclusions, the Platteville Housing Authority continues to meet current goals established and has done an excellent job on reaching the goals established in the previous 5 year plan.																										

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Platteville Housing Authority has met and maintained the goals of the 2005-09 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant Amendment</p> <ol style="list-style-type: none"> 1. Removed the "share a family history" wording: and allow two or more persons who are not related but live together in a stable relationship and will share resources to be eligible for Section 8 assistance. 2. If the family is approved for a hardship no repayment for hardship is required. 3. Added the independent student detailed eligibility information. Was not included in previous plan. 4. Updated the repayment agreement information for fraud recovery monies. 5. Updated the procedures for informal hearings. 6. Temporarily closing waiting list

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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PLATTEVILLE HOUSING AUTHORITY

VIOLENCE AGAINST WOMEN IN FEDERALLY FUNDED RENTAL ASSISTED HOUSING POLICY

Platteville Housing Authority (PHA) has prepared and adopted this policy to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA). Platteville Housing Authority has established goals, objectives and policies to enable Platteville Housing Authority to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA.

The following activities, services, or programs are provided by PHA directly or in partnership with other victims of domestic violence, dating violence, sexual assault or stalking to maintain housing and/or to enhance victim safety for assisted families. Other service providers include local and county law enforcement agencies, social service agencies and Family Advocates, Inc.

This VAWA Policy will achieve its goals and objectives of the Platteville Housing Authority by the following activities and services:

1. We coordinate services for victims of domestic violence with local and county law enforcement agencies, social service agencies and Family Advocates, Inc.
2. Implementation procedures of HUD forms 52641, 52641-A and 50066 and HUD Notice PIH 2006-23 requirements have been met.

PHA recognizes the client's rights to confidentiality and will abide by federal requirement of HUD Notice PIH-2006-23.

All required federal notices relating to implementation of VAWA 2005 have been posted.

PHS Board Adopted: April 30, 2007